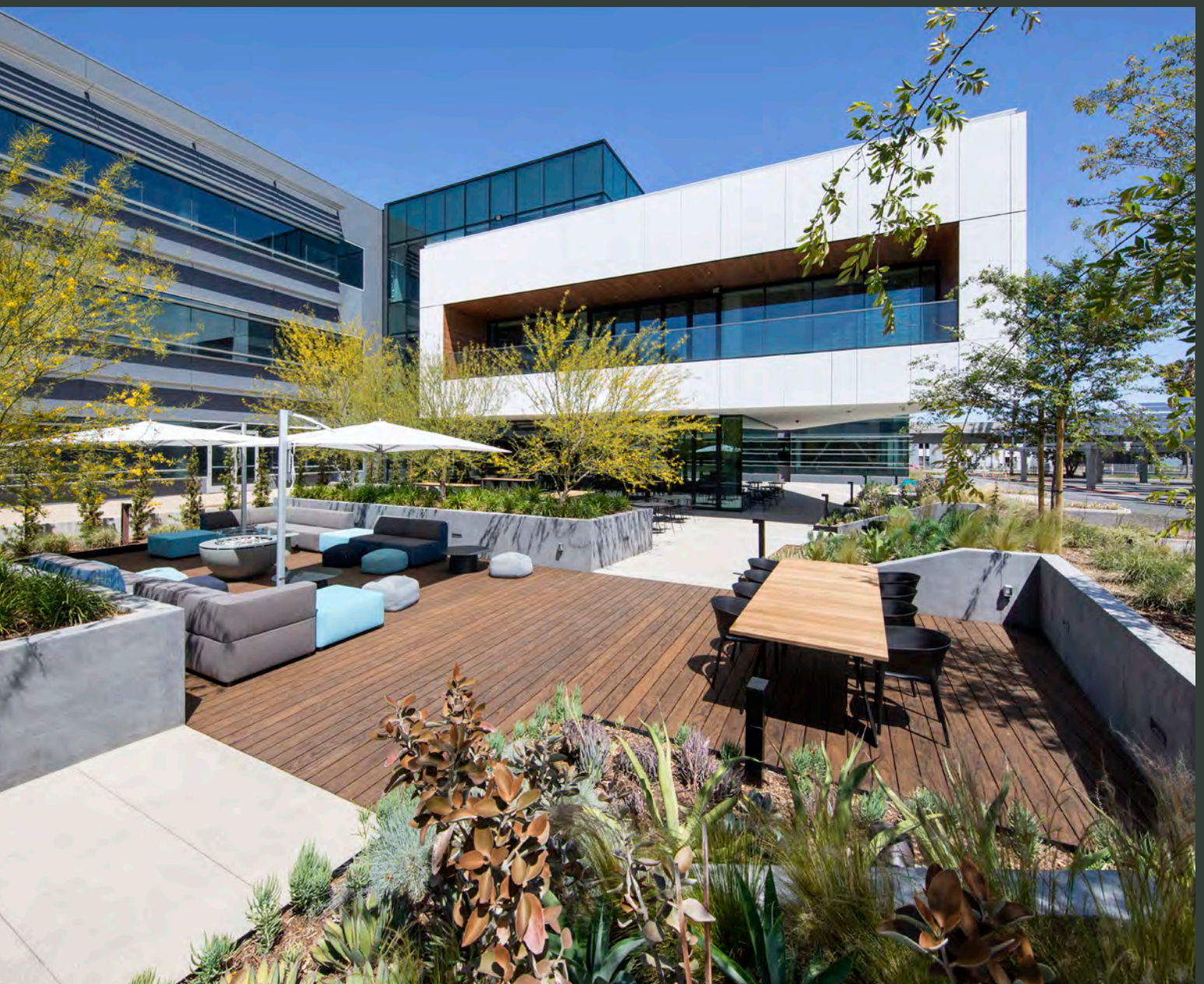




GRAND+NASH

Where life comes to work
and work comes to life.



Cultivate greatness

001

Grand + Nash redefines what a modern workplace can be. Amenities include a new high-end fitness center, modern communal spaces, spacious rooftop decks for 2nd + 3rd floor tenants and an ideal location just minutes away from LAX and numerous mass transit options, as well as many vibrant El Segundo restaurants.

GRANDANDNASH.COM 2



002

The space to grow

Grand + Nash's newly designed 6,500 SF tenant amenity and experience center will feature a modern lounge with a café and an espresso bar, state-of-the-art gym and extensive indoor-outdoor seating + meeting areas providing employees the flexibility to work where they choose—creating a more enjoyable and productive office environment.



GRANDANDNASH.COM 3

Site plan



167,767

SQ. FEET

4

PER 1,000
PARKING RATIO

8,500

SQ. FEET OUTDOORS

3

FLOORS

1 Breezeway

2 Fitness Center

3 Fitness Locker Rooms

4 Lobby

5 Front Door

6 G+N Lounge

7 Backyard

8 Roof Decks

9 Solar Shaded Parking



1 Breezeway

This sunlit, renovated, upscale space makes a modern statement, welcoming tenants and visitors to Grand + Nash.



4 Lobby

A warm welcome with modern decor, interior greenery, and inspiring natural light.



7 Backyard

This landscaped pedestrian + pet-friendly area is the perfect place to kick back, or simply add a breath of fresh air to a workday.



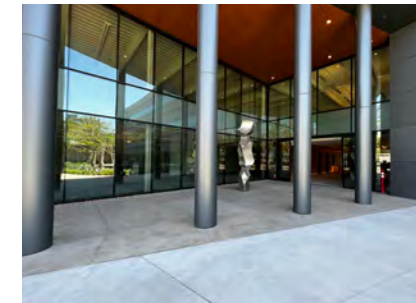
2 Fitness Center

State-of-the-art facility with multiple workout stations, dedicated lockers, and climate controlled for HVAC or fresh air.



3 Fitness Locker Rooms

Work out, then get ready for the day or night in the spacious Men's and Women's shower and locker rooms.



5 Front Door

Striking architectural columns and art make an impactful first impression upon arrival.



6 G+N Lounge

Meet with colleagues in the lounge featuring plentiful contemporary seating, meeting tables, and an espresso bar.



8 Roof Decks

A gathering place and daily escape under the beautiful SoCal sun for 2nd and 3rd floor tenants.



9 Solar Shaded Parking

Shaded parking stalls keep vehicles cool while solar panels help power the building.



G+N Lounge

Redefine the “meeting” in the Grand + Nash lounge. Connect, refresh, and relax in this comfortable common space, well-appointed with modern sofas, meeting tables and flatscreen TVs.

ABUNDANT SEATING AREAS

COFFEE AND TEA BAR

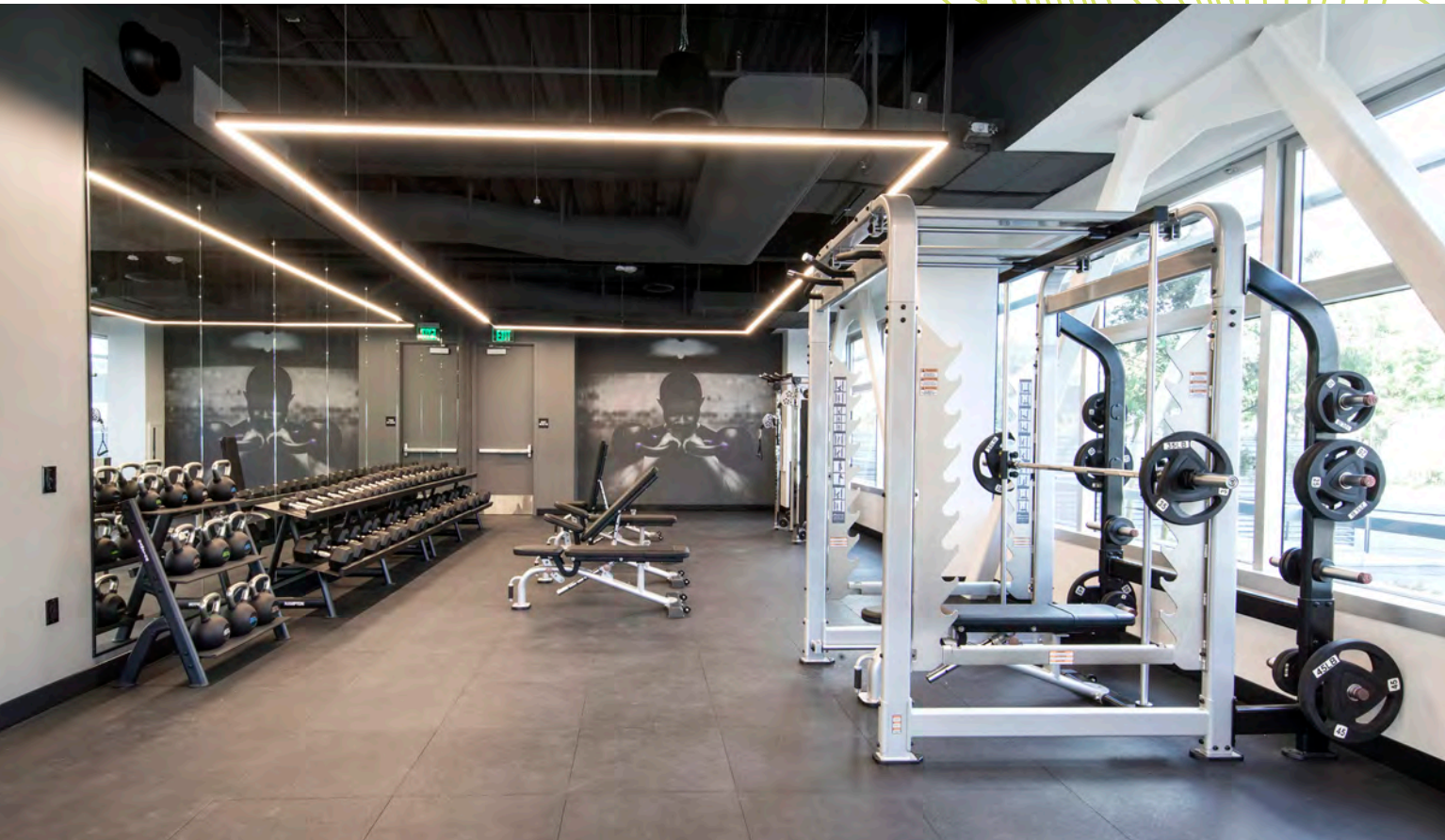
TVS, GAMES AND MORE



Work. Life. Balanced.

This workplace has so much more to offer than work. With considered amenities such as curated lounge areas, state-of-the-art fitness facilities, and inspiring outdoor spaces, Grand + Nash promotes productivity and creativity.





Backyard

Designed to restore and inspire, outdoor spaces set off the Grand + Nash experience. Shake off creative blocks, or take outdoor meetings in this lush outdoor space.

OUTDOOR SEATING AND GAMES

SOLAR PANELS

MULTIPLE PRIVATE MEETING AREAS



Fitness Center

Simplify your commute & break a sweat in the state-of-the art fitness center featuring dozens of stations with high-end workout equipment. Then freshen up in the locker rooms complete with private shower stalls.

MULTIPLE WORKOUT STATIONS

SMART CLIMATE ADJUSTMENT FOR HVAC OR FRESH AIR

LOCKER ROOM AND SHOWERS





MATERIALS MATTER.

Throughout the campus, natural materials and lush greenery contrast with clean and modern architectural elements. This harmonious combination keeps Grand + Nash highly designed, yet highly functional.

NATURAL TEXTURES + CONTRASTING
CAST CONCRETE

INSPIRED BY SCANDINAVIAN +
JAPANESE DESIGN

GREENERY ADDS LIFE + HARMONY

UNINTERRUPTED WINDOW LINE ALLOWS
NATURAL LIGHT THROUGHOUT



Design with nature in mind.

The modern workplace must be more than the sum of its parts. Throughout the property, carefully curated natural materials, inspiring greenery, and effortless functionality form a unique campus experience that's as inspiring as it is productive.



GREEN. SPACE.

Grand + Nash is committed to reducing the footprint of all tenants. Modern, drought-tolerant landscaping uses less water and top-of-the-line mechanical systems ensure peak efficiency, while and extensive solar photovoltaic array powers the building — and sends sustainable power back to the grid.

ECO-FRIENDLY LANDSCAPING

NEW AND EFFICIENT MECHANICAL SYSTEMS

POWERED BY SOLAR

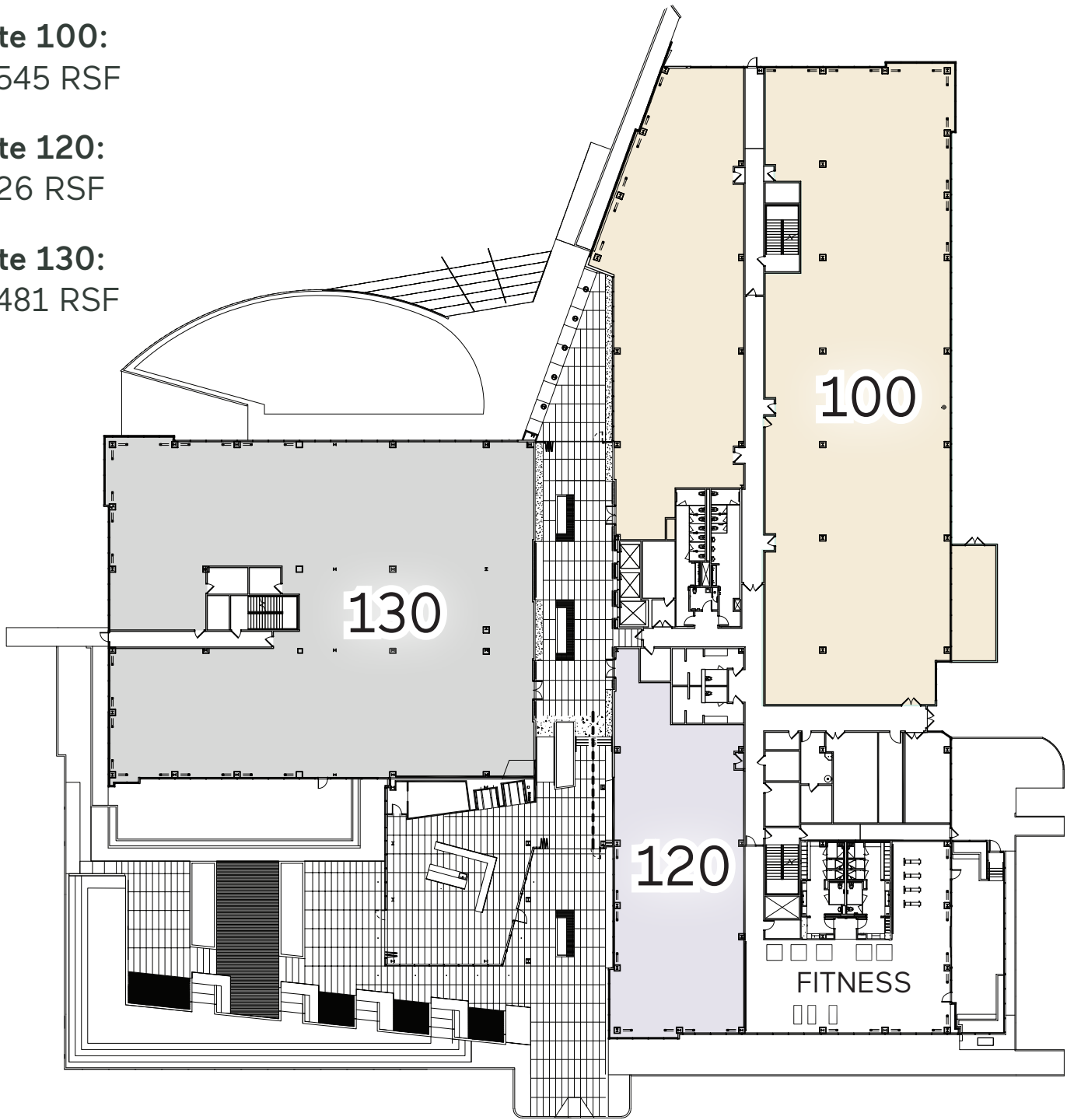
Floor Plan

LEVEL 1

Suite 100:
21,545 RSF

Suite 120:
6,126 RSF

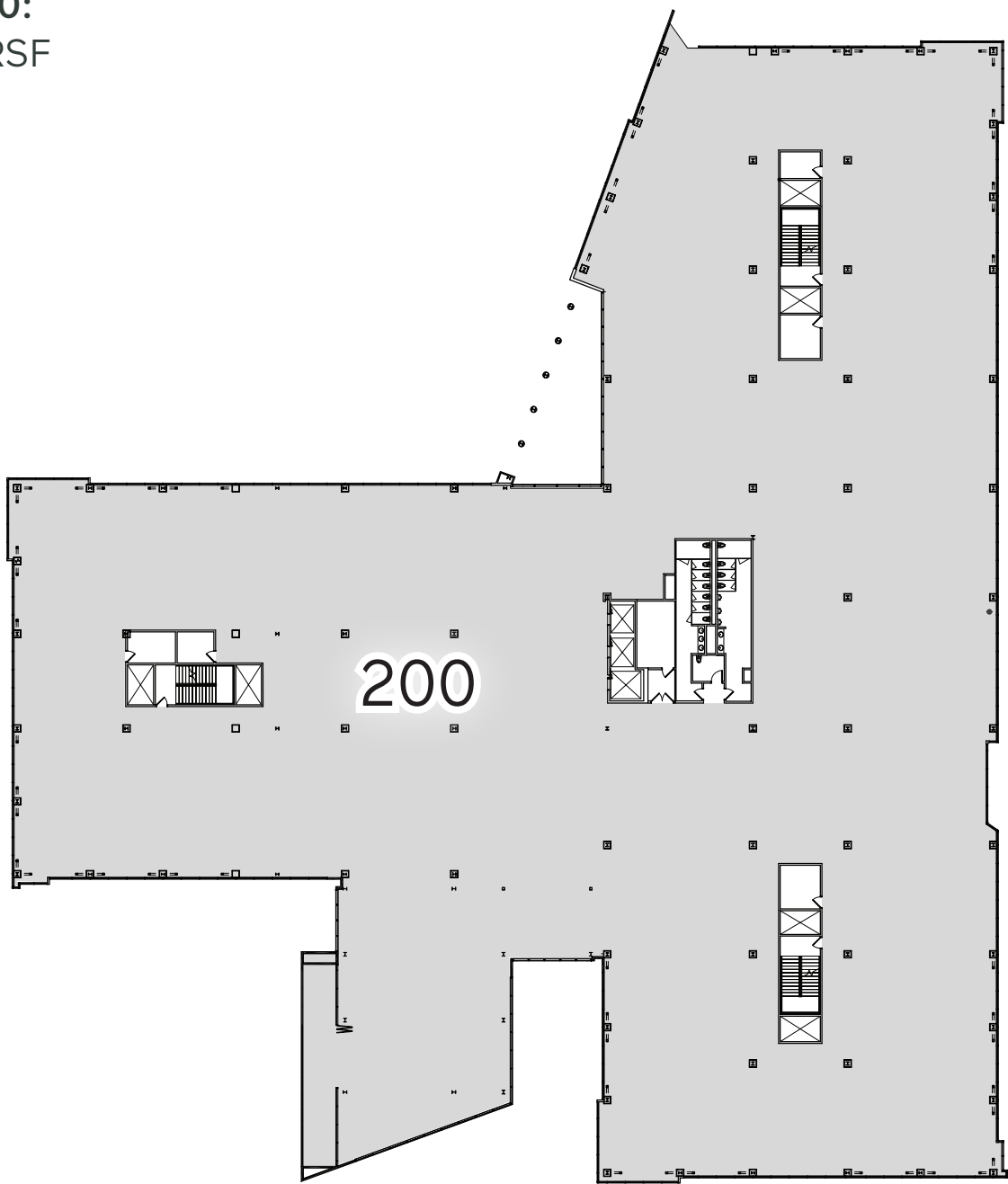
Suite 130:
16,481 RSF



Floor Plan

LEVEL 2

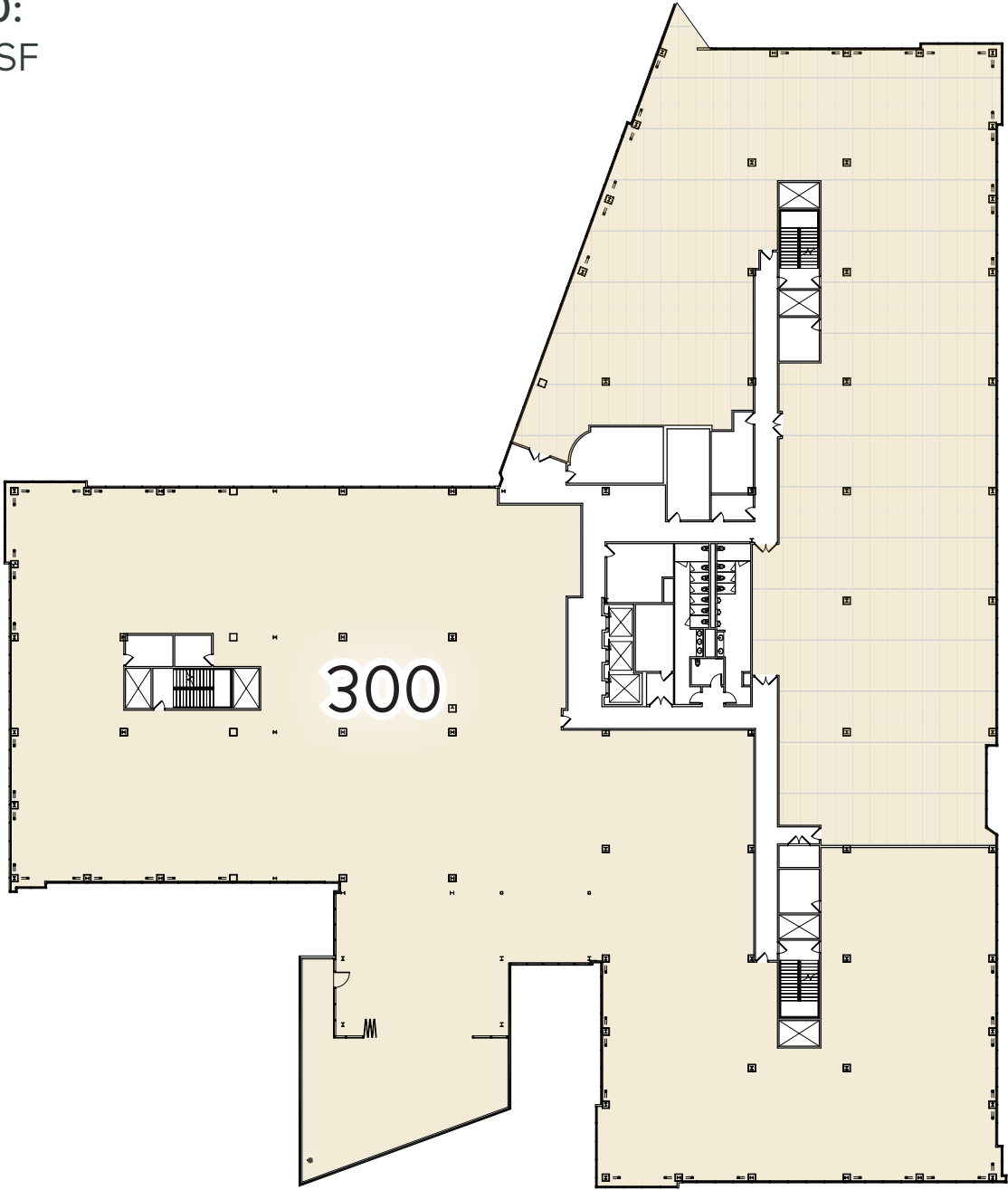
Suite 200:
60,252 RSF



Floor Plan

LEVEL 3

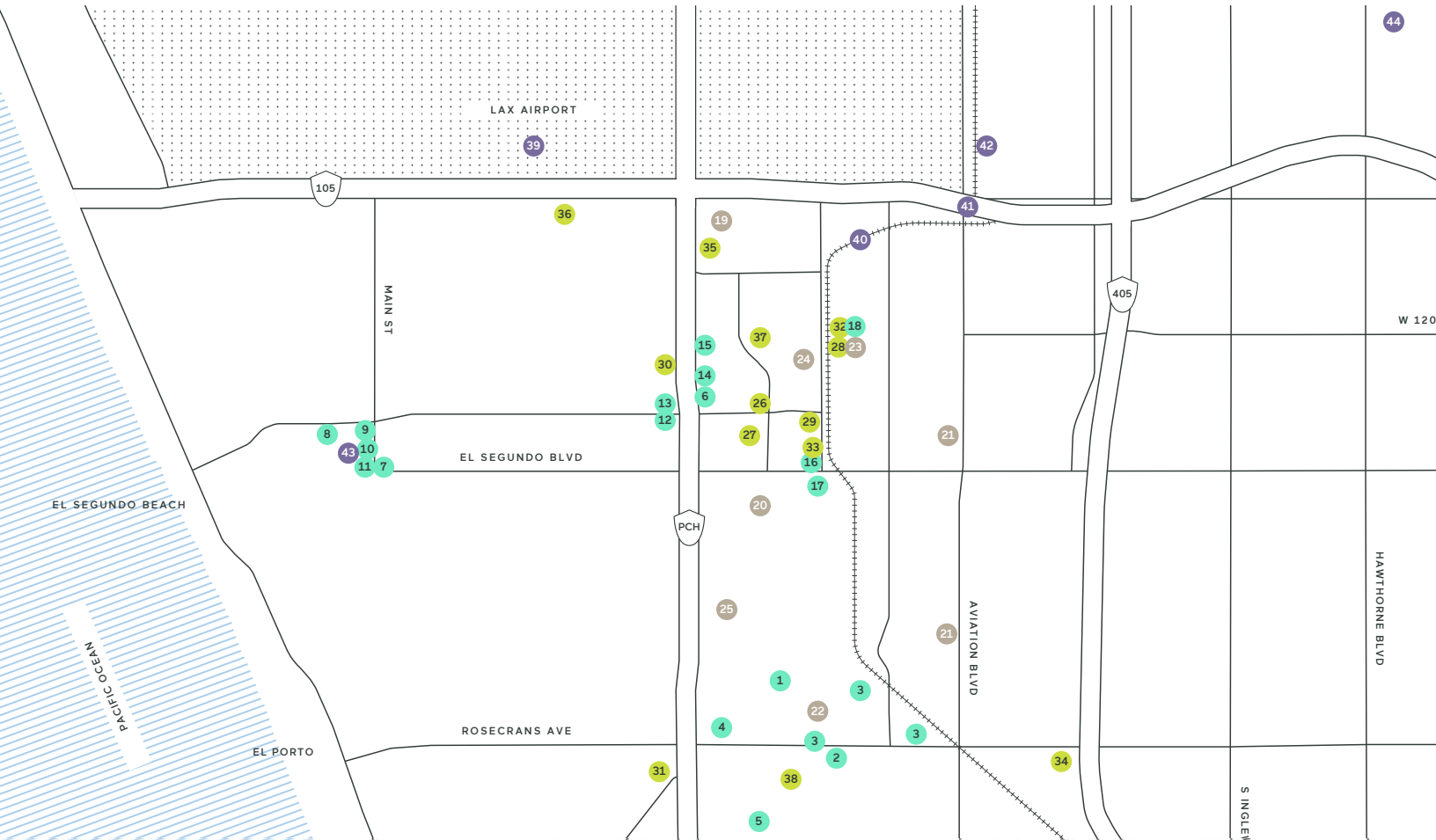
Suite 300:
59,956 RSF



Welcome to El Segundo



This diverse coastal city serves as a hub for creative innovators in design, tech, and new media. A thriving community, just minutes away from LAX—with quick connections to North + South, East + West corridors. And Los Angeles & Santa Monica are within easy reach. Soon, with the completion of the Crenshaw/LAX metro line located around the corner, El Segundo will be one of the most well-connected cities in Los Angeles.



Restaurants & Retail

- 1 PLAZA EL SEGUNDO

Restaurants

California Fish Grill
Marmalade Cafe
Pinkberry
Sauced BBQ & Spirits
Starbucks
Veggie Grill

Retail

Banana Republic
Barry's Bootcamp
Dick's Sporting Goods
HomeGoods
Hot8Yoga
J.Crew
Nordstrom Rack
PetSmart
Stretch Lab
The Container Store
Ulta
Whole Foods Market
- 2 MANHATTAN MARKETPLACE

Restaurants

Bristol Farms
Jamba Juice
Johnny Rockets
Lido Di Manhattan
Nothing Bundt Cakes
Pachanga Mexican Grill
The Coffee Bean & Tea Leaf
The Rice Teriyaki Sushi Roll
Union Pizza Company
Subway
Yogurtland

3 CONTINENTAL PARK

Restaurants

Cafe Vida
Chin Chin
Calo Kitchen + Tequila
Eddie V's
Flemings Steakhouse
Grimaldi's Pizzeria
Nomad Eatery
Paul Martin's
Pier 76
Randy's Donuts
Shake Shack
Tendergreens
- 4 THE POINT

Restaurants

Cava
Hopdoddy Burger Bar
Lil Simmzy's
Little Sister
Mendocino Farms
North Italia
Peet's Coffee & Tea
Pressed Juicery
Tocaya Organica
True Food Kitchen
Van Leeuwen Ice Cream

Retail

Athleta
Blue Mercury
Bonobos
Kendra Scott
Lululemon
Madewell
Nike
No Rest for Bridget
Outerknown
Paper Source
SoulCycle
Sugarfina
Warby Parker
- 5 MANHATTAN VILLAGE

Restaurants

California Pizza Kitchen
Chili's Bar & Grill
Coffee Bean & Tea Leaf
Corner Bakery
Dan Modern Chinese
Edo Little Bites
Hendel's
Islands Burgers
Joey Manhattan Beach
Olive Garden
Sidecar Doughnuts
Silverlake Ramen
Smashburger
Sunlife Organics
SweetGreen
Urban Plates

Retail

Apple
Mac Cosmetics
Macy's
Pottery Barn
Sephora
Tommy Bahama
Urban Outfitters
Victoria's Secret
Williams-Sonoma

Restaurants & Retail

- 6 OPEN
- Restaurants**
- Five Guys
Ike's Sandwiches
Malibu Eatery
Rubios
Two Guns Espresso
- 7 EL SEGUNDO BREWING
- 8 DELUCA PASTA
- 9 JAME ENOTECA
- 10 SAUSAL
- 11 ROCK & BREWS

Hotels

- 26 DOUBLETREE BY HILTON HOTEL LAX - EL SEGUNDO
- 27 CAMBRIA HOTEL LAX
- 28 AC HOTEL BY MARRIOTT LOS ANGELES SOUTH BAY
- 29 HILTON GARDEN INN LAX/EL SEGUNDO
- 30 ALOFT EL SEGUNDO - LOS ANGELES AIRPORT
- 31 THE BELAMAR HOTEL
- 32 HYATT PLACE LOS ANGELES/LAX/ EL SEGUNDO

- 12 CHIPOTLE
- 13 THE HABIT BURGER GRILL
- 14 JERSEY MIKE'S SUBS
- 15 IN-N-OUT
- 16 POKE BAR
- 17 RAISING CAINE'S
- 18 ELEVON CAMPUS / THE EDGE
- Restaurants**
- Allora Pizza
Bowlology
Flame Broiler
Hummus Republic
Kaya Sushi
Subway

- 33 RESIDENCE INN BY MARRIOTT LOS ANGELES LAX/EL SEGUNDO
- 34 AYRES HOTEL MANHATTAN BEACH/ HAWTHORNE
- 35 HAMPTON INN & SUITES LAX EL SEGUNDO
- 36 EMBASSY SUITES BY HILTON LOS ANGELES INTERNATIONAL AIRPORT SOUTH
- 37 SONESTA SELECT LOS ANGELES LAX/ EL SEGUNDO
- 38 WESTDRIFT MANHATTAN BEACH, AUTOGRAPH COLLECTION

Notable Tenants

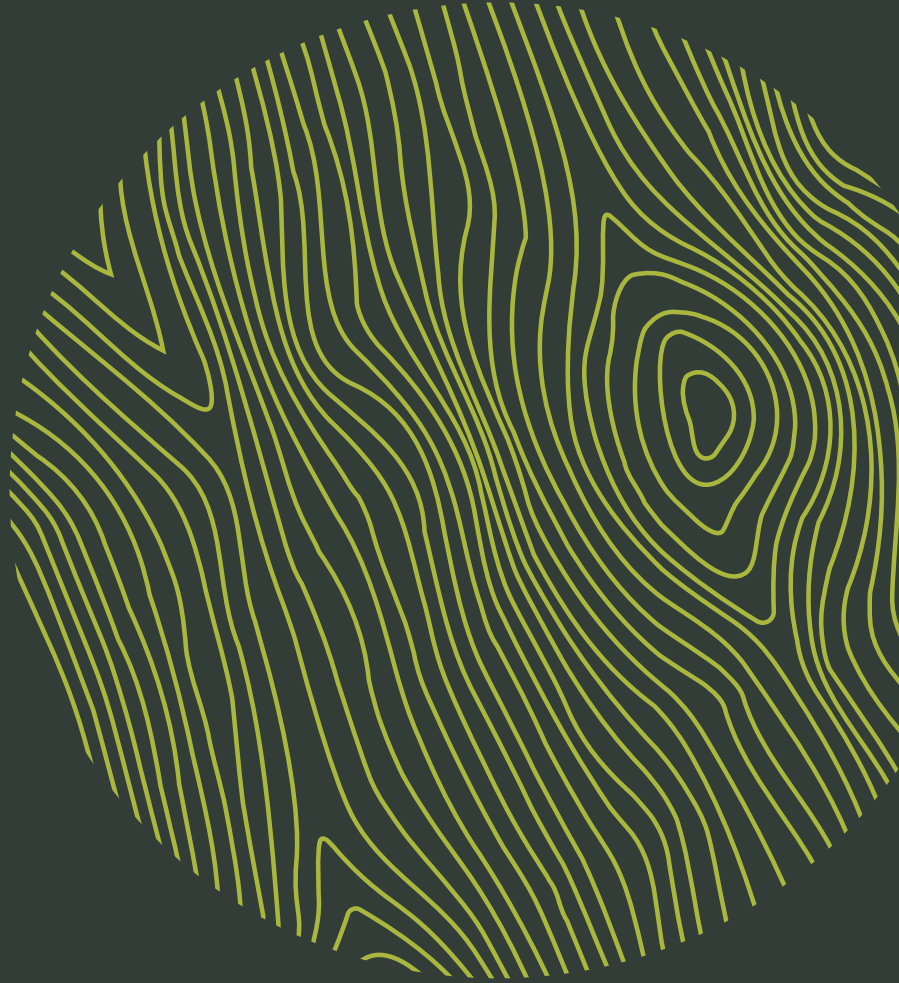
- 19 BOEING
- 20 RAYTHEON
- 21 SAATCHI & SAATCHI
- 22 JUST FAB
- 23 LA LAKERS
- 24 LA KINGS
- 25 TOP GOLF / THE LAKES

Transit & Landmarks

- 39 LAX
- 40 METRO GREEN LINE
- 41 CRENSHAW/LAX METRO LINE (Coming Soon)
Under construction with anticipated 3rd Quarter of 2023 opening.
- 42 PEOPLE MOVER (Coming Soon)
The people mover is an electric train that will transport travelers to and from terminals at LAX and a light rail station on Metro's LAX/Crenshaw Line.
- 43 OLD TOWN MUSIC HALL
- 44 SOFI STADIUM



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NEWMARK



BARINGS

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